

# UConn West Hartford Campus Community Visioning Forum

February 28, 2018

# Agenda

## **Presentation**

- Introductions
- Background and Project Purpose
- About the Campus
- Development Concepts and Impact Assessments
- Interactive Survey

## **Breakout Sessions**

- Exercises
- Q&A

# Background

- In August 2015, UConn announced plans to relocate the West Hartford campus to Downtown Hartford. The relocation was completed in August 2017.
- In the summer of 2016, UConn and the Town of West Hartford entered a purchase agreement subject to a due diligence period. This due diligence period was extended several times
  - Due diligence tasks included survey work, wetlands delineation, environmental reviews, and developmental analysis
- In December 2017 the West Hartford Town Council voted to terminate the purchase agreement with UConn and not move forward with purchasing the campus

# Background

- Throughout due diligence process and subsequent decision to not purchase the property, the Town Council has affirmed its commitment to engage the community prior to disposition of the campus
- UConn is currently marketing the site to prospective developers and is “willing to consider a sale to any buyer for any use”



# Project Purpose

- Understand community sentiment regarding potential future uses of the UConn campus
  - Assess potential opportunities and identify community concerns
- Develop a community-supported vision for the UConn campus through a robust public engagement process
  - Online survey
  - Public forums
  - Submission of comments from the public
- Town Council plans to adopt a community vision statement for the property

# Next Steps

- Develop a draft vision statement for the UConn campus based on input received through the community engagement process
- Present the draft vision statement to the Town Council and refine based on feedback
- Town Council will adopt a community vision statement for the property which will:
  - Assist UConn in marketing the property
  - Inform prospective developers
  - Guide Town Council in future land use decisions

# About the Campus: Buildings and Grounds

- Environmental testing was conducted on the buildings and grounds by UConn and the town.
- Various exterior building materials have been determined to contain PCBs
  - This is relatively common for buildings of this vintage
- The PCBs have leached out of the building materials and are now also present within the soil around the buildings
  - The PCBs tend to be present within the upper few inches of soil
- In general, the PCBs are present in areas immediately adjacent to the buildings but are also present on some of the concrete surfaces around the buildings
- UConn has performed some soil removal and is continuing to evaluate site conditions
- Site evaluation and cleanup is being directed by DEEP following consultation with EPA





# About the Campus: Buildings and Grounds

- During the due diligence process, the Town investigated the costs to abate and demolish existing buildings
- Total cost to abate and demolish existing buildings was estimated to be \$5,536,000
  - Cost estimate does not include remediation of site contaminants or removal of site improvements (sidewalks, parking areas, etc.)



# About the Campus: Fiscal Impacts

- State of Connecticut is tax exempt – currently the property does not generate any property tax revenue for the town.
  - State contributes funds to the town via the Payment in Lieu of Taxes (PILOT) program
- Buildings and property are appraised at \$34.8 million\*
  - If the property were to come on the tax rolls today, it would generate approximately **\$1 million in property tax revenue annually**
- Town management sees opportunity for some Grand List growth on the campus



*\* UConn has recently filed an appeal against the town's appraised value*



# About the Campus: Site Context





# About the Campus: Flood Zones

7.7 acres of the campus  
is in the FEMA Special  
Flood Hazard Area

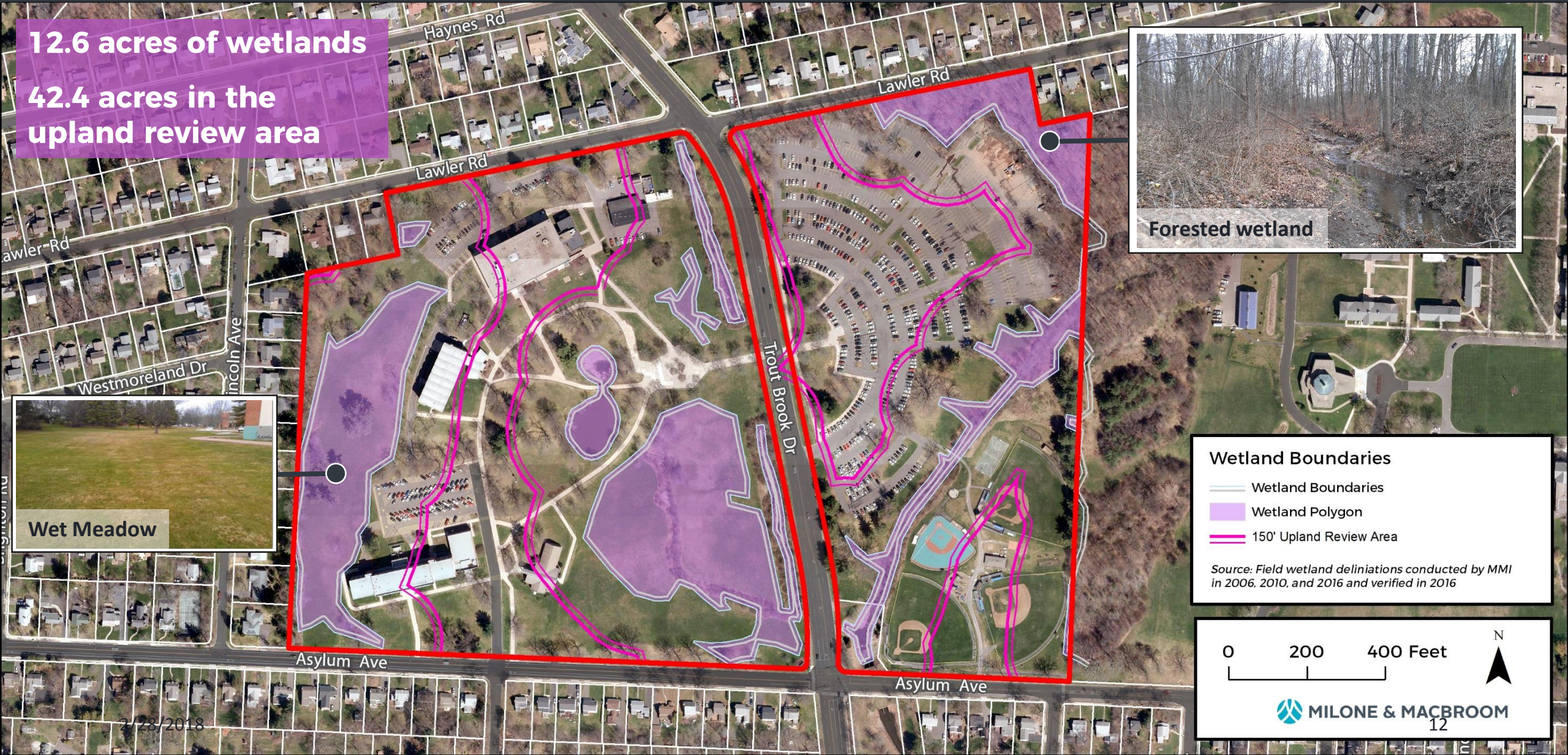
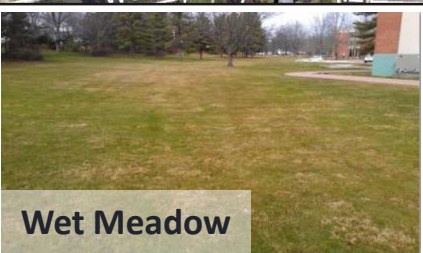




# About the Campus: Wetlands

12.6 acres of wetlands

42.4 acres in the  
upland review area



## Wetland Boundaries

- Wetland Boundaries
- Wetland Polygon
- 150' Upland Review Area

Source: Field wetland delineations conducted by MMI in 2006, 2010, and 2016 and verified in 2016

0 200 400 Feet



MILONE & MACBROOM



# About the Campus: Zoning

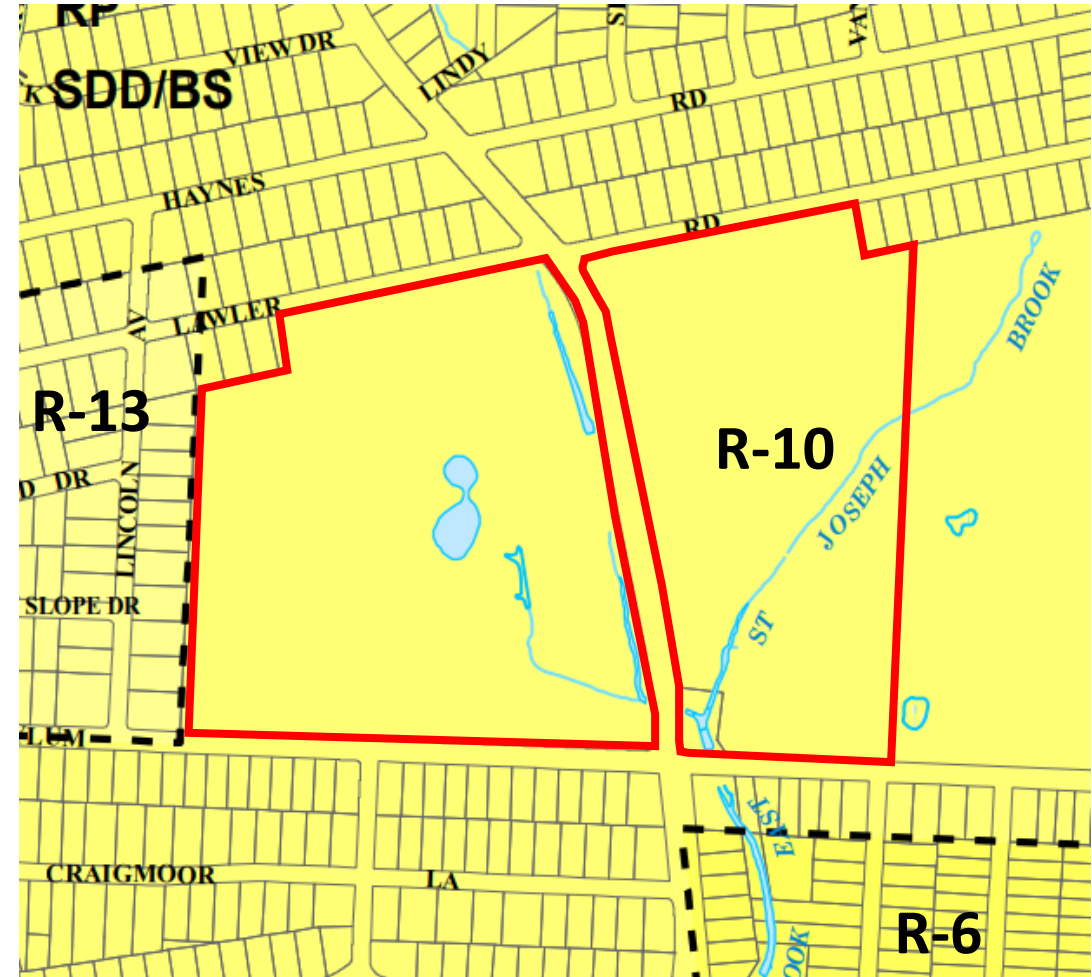
Property is currently zoned Residence-10 (R-10).

**Permitted As-of-Right** main uses in the R-10 zone include:

- Single-family homes
- Farm Use

Uses **Permitted By Special Use Permit** from the Town Plan & Zoning Commission:

- Institutions (religious institutions, schools, libraries, museums, or government use)
- Nursery, or greenhouse
- Child care center
- Private, non-profit membership club
- Group care facility
- Veterinary facility
- Cemetery
- Public park





# Impact Assessments: Development Areas



## West Side

Land Area: **33.5 acres**

Potential Development or  
Redevelopment Site

## East Side

Land Area: **24.5 acres**

Development Area: 10 acres

Preservation Area: 14.5 acres

*The Town desires that the preservation area continue to be used for recreation. Supporting parking spaces are included in this area. **The exact size of the preservation area has not been finalized***

0 200 400 Feet

 MILONE & MACBROOM



# Development Concepts and Impact Assessments

The development concepts and impact assessments are intended to help the community visualize what development ***could*** look like on the UConn campus under different scenarios, and understand the general impacts associated with those scenarios

**The concepts presented on the following slides are hypothetical in nature and are not recommendations. They are for discussion purposes only**

Future development must get all applicable federal, state, and local approvals, including zoning and wetlands

# Impact Assessments

**Development Characteristics** – Building size, number of residential units, number of stories, etc.

**Parking** – estimated number of parking spaces required

**Traffic** – estimated traffic volumes (weekday, weekend)

**Fiscal Impacts** – estimated real property tax revenue generated by hypothetical concepts. Assessment as to whether the development would have negative, neutral, or positive fiscal impacts to the town

Positive – Will generate more in property taxes than it costs in town services

Neutral – Property tax revenue and cost to town services are about equal

Negative – Will cost more in town services than it generates in property taxes

**Impervious Cover** – estimated impact on impervious cover (buildings, sidewalks, parking areas) - will percent impervious cover will remain the same, increase, or decrease?

**Zoning** – Is the use permitted under current zoning, or does it require a zone change?

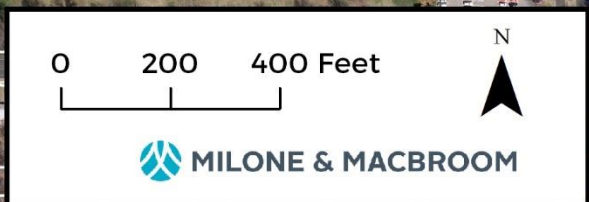
# UConn Campus Baseline (when active)



<b>Buildings:</b>	Five buildings totaling 192,000 square feet
<b>Building Height:</b>	1 to 3 stories
<b>Parking Spaces:</b>	1,050
<b>Estimated Traffic Generation:</b>	4,100 trips (weekday) 1,250 trips (Saturday)
<b>Estimated Property Tax Generation:</b>	Tax Exempt
<b>Fiscal Impacts:</b>	Neutral
<b>Impervious Cover:</b>	-
<b>Zoning:</b>	Permitted under current zoning



# East Side Development Area





# Town Park (East Side)



## Estimated Construction Cost\*

\* Preliminary cost estimate for discussion only

**\$2 to \$3 million \***

*excludes property acquisition, building renovation/demolition, design, remediation, and maintenance costs*

## Parking Spaces:

200-250 spaces

## Estimated Traffic Generation:

150 trips (weekday)  
800 trips (weekend)

## Estimated Property Tax Generation:

None

## Fiscal Impacts:

Negative

## Impervious Cover:

Decreased

## Zoning:

Permitted under current zoning

# Single-Family Residential (East Side)



**Number of Homes:** 18 single-family homes

**Building Height:** 2 stories

**Parking Spaces:** 36 spaces  
(2 per home)

**Estimated Traffic Generation:** 215 trips (weekday)  
200 trips (Saturday)

**Estimated Property Tax Generation:** \$260,000 annually

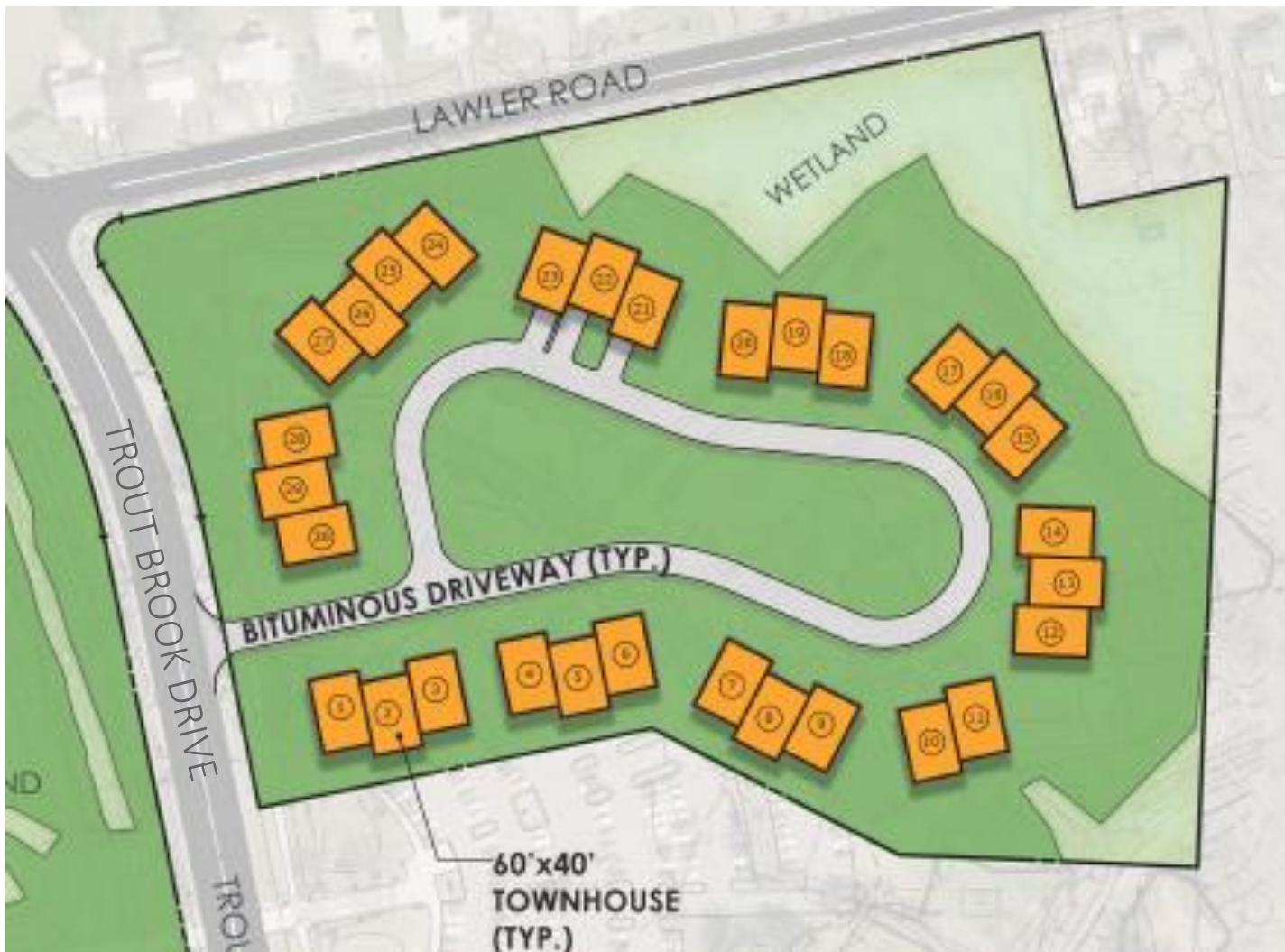
**Fiscal Impacts:** Negative

**Impervious Cover:** Decreased

**Zoning:** Permitted under current zoning



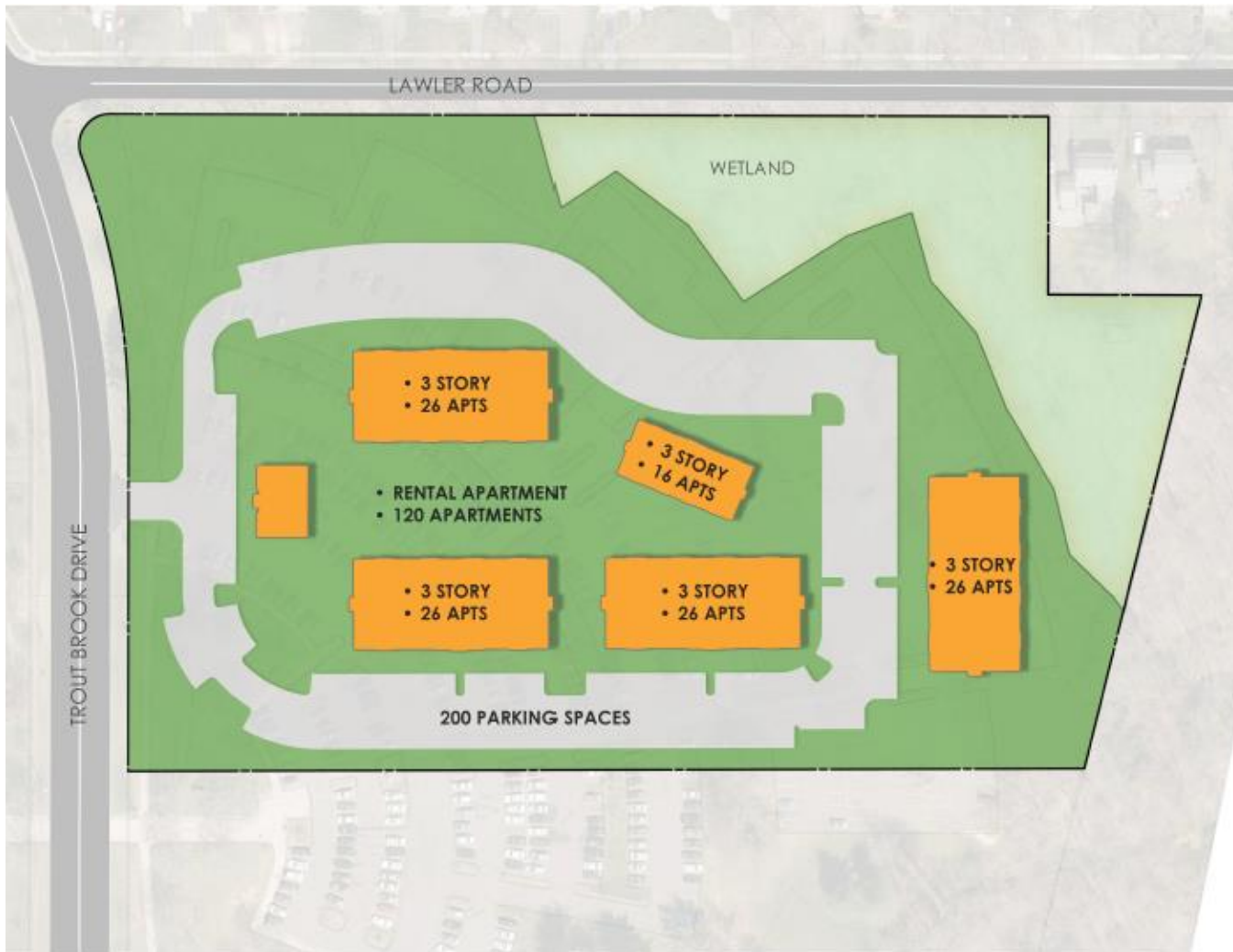
# Condominiums/Townhomes (East Side)



<b>Number of Units:</b>	30 attached single-family condominiums
<b>Building Height:</b>	2 stories
<b>Parking Spaces:</b>	60 spaces (2 per unit)
<b>Estimated Traffic Generation:</b>	220 trips (weekday) 275 trips (weekend)
<b>Estimated Property Tax Generation:</b>	\$290,000 annually
<b>Fiscal Impacts:</b>	Negative
<b>Impervious Cover:</b>	Decreased
<b>Zoning:</b>	Permitted under current zoning *

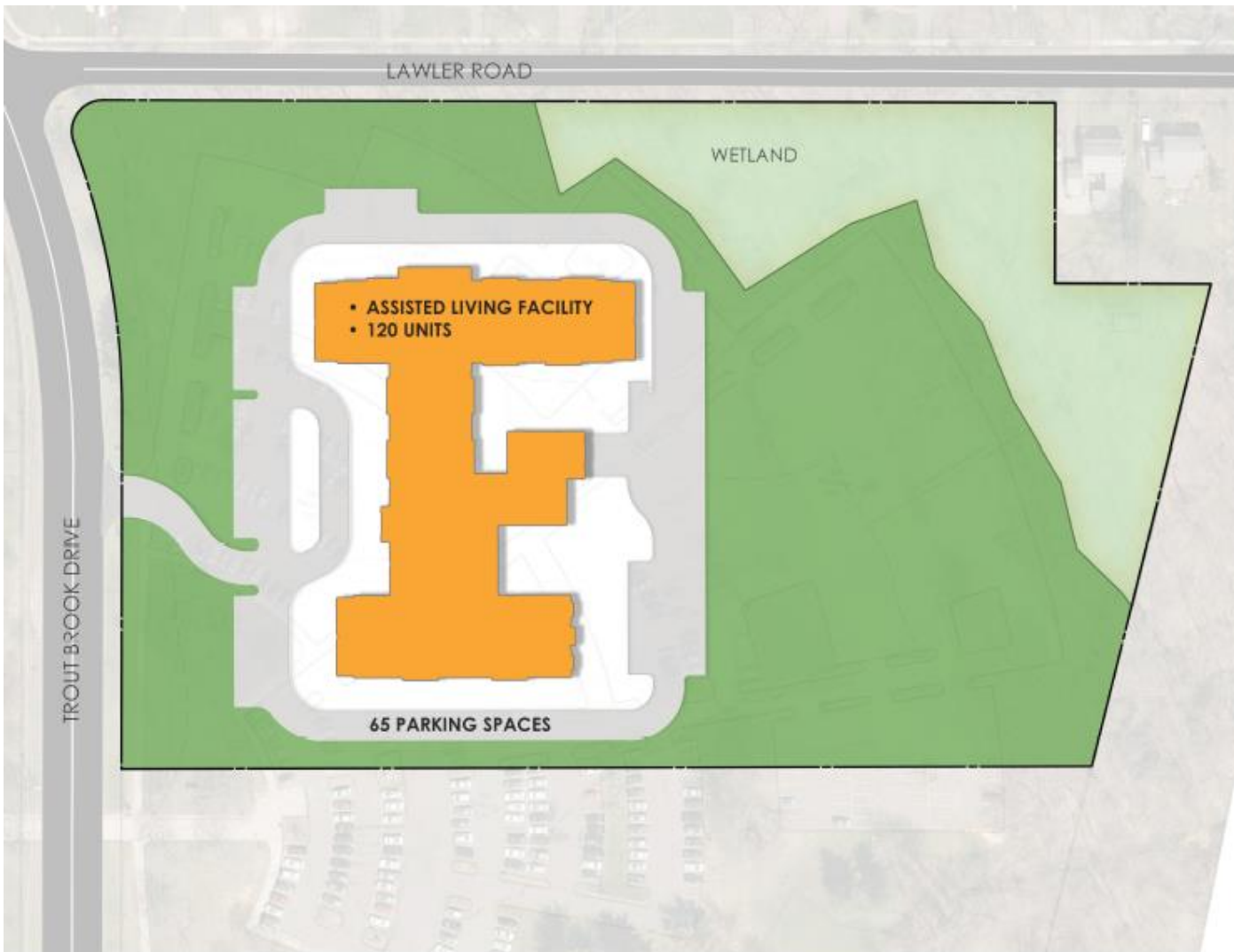
\* Requires an open space development special use permit approval

# Multi-Family Apartments (East Side)



<b>Number of Units:</b>	120 rental apartments Mix of 1BR and 2BR
<b>Building Height:</b>	3 stories
<b>Parking Spaces:</b>	200 spaces
<b>Estimated Traffic Generation:</b>	650 trips (weekday) 800 trips (weekend)
<b>Estimated Property Tax Generation:</b>	\$570,000 annually
<b>Fiscal Impacts:</b>	Neutral
<b>Impervious Cover:</b>	Decreased
<b>Zoning:</b>	Requires a zone change

# Assisted Living Facility (East Side)



**Number of Beds:** 120 beds

**Building Height:** 2 stories

**Parking Spaces:** 65 spaces

**Estimated Traffic Generation:** 300 trips (weekday)  
350 trips (weekend)

**Estimated Property Tax Generation:** \$380,000 annually

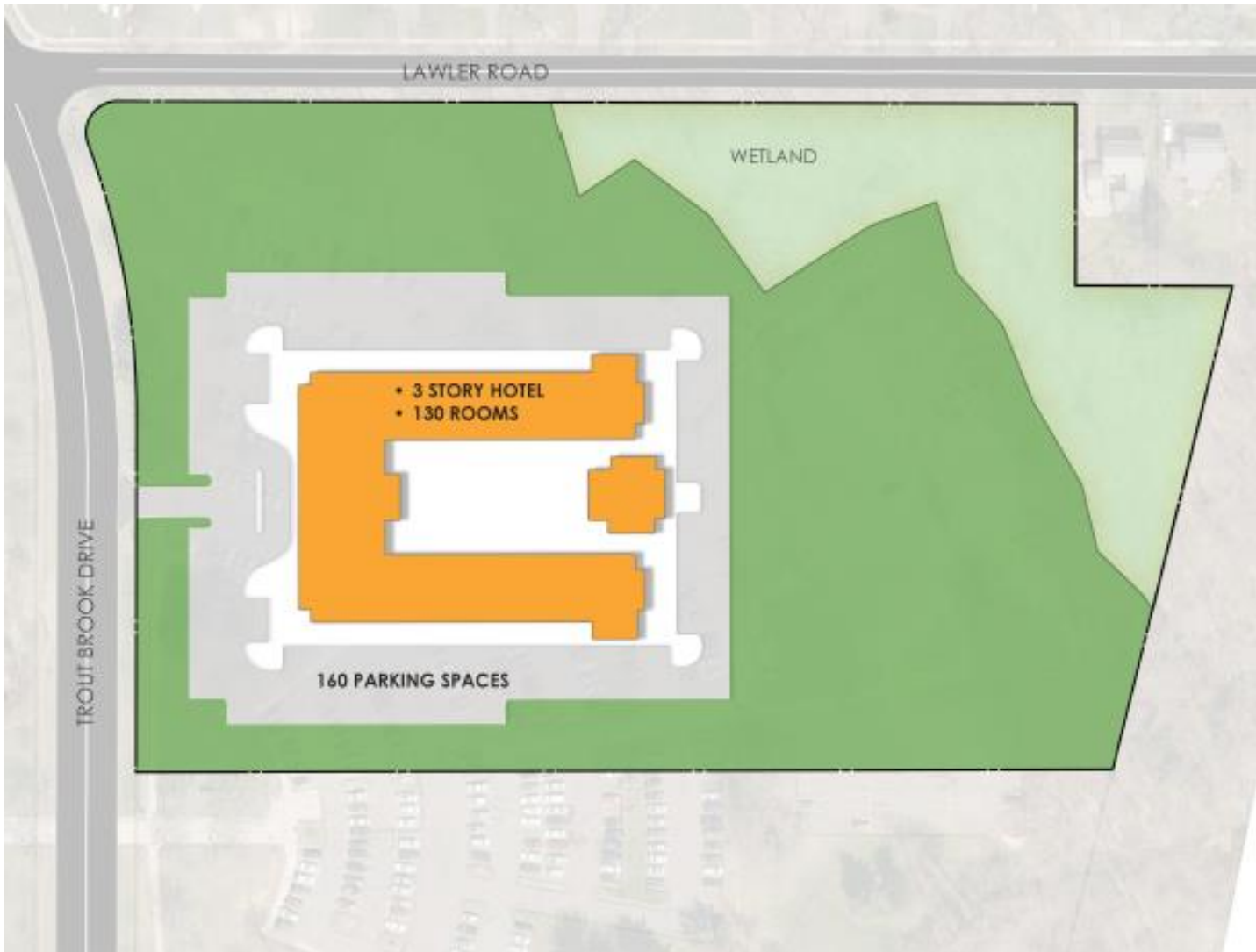
**Fiscal Impacts:** Positive

**Impervious Cover:** Decreased

**Zoning:** Requires a zone change



# Hotel (East Side)



**Number of Rooms:** 130 rooms

**Building Height:** 3 stories

**Parking Spaces:** 160 spaces

**Estimated Traffic Generation:** 1040 trips (weekday)  
960 trips (weekend)

**Estimated Property Tax Generation:** \$400,000 annually

**Fiscal Impacts:** Positive

**Impervious Cover:** Decreased

**Zoning:** Requires a zone change

# Office (East Side)



**Building Size:** 80,000 square feet

**Building Height:** 2 stories

**Parking Spaces:** 400 spaces

**Estimated Traffic Generation:** 850+ trips (weekday)  
180+ trips (weekend)  
*Medical offices produce more traffic than general offices*

**Estimated Property Tax Generation:** \$490,000 annually

**Fiscal Impacts:** Positive

**Impervious Cover:** About the same

**Zoning:** Requires a zone change

# Retail (East Side)



**Building Size:** 45,000 square feet

**Building Height:** 1 story

**Parking Spaces:** 250 spaces

**Estimated Traffic Generation:** 2,800 trips (weekday)  
4,500 trips (weekend)

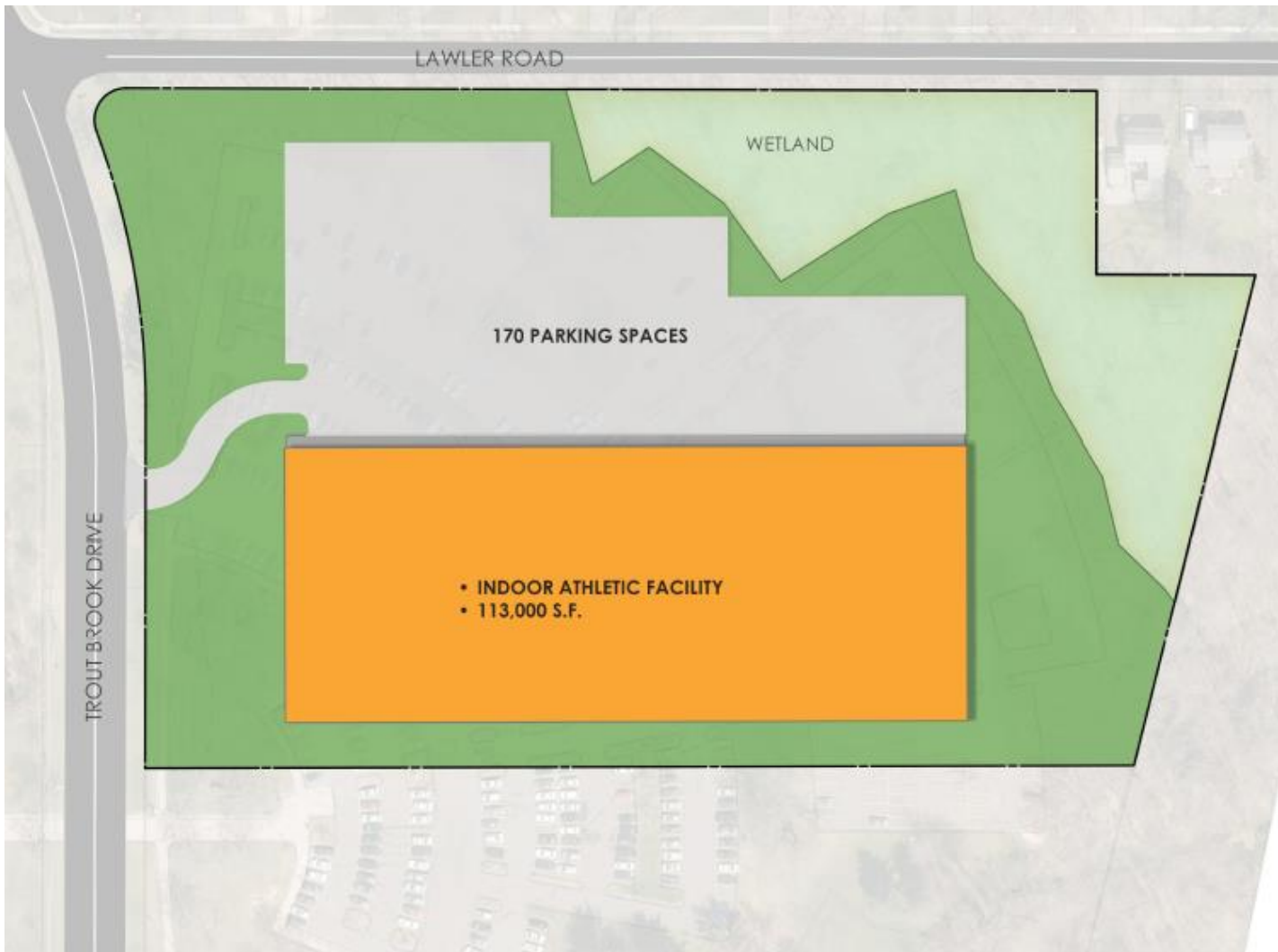
**Estimated Property Tax Generation:** \$390,000 annually

**Fiscal Impacts:** Positive

**Impervious Cover:** About the same

**Zoning:** Requires a zone change

# Commercial Recreation (East Side)



**Building Size:** 113,000 square feet

**Building Height:** 50 to 60 feet

**Parking Spaces:** 170 spaces

**Estimated Traffic Generation:** 1000 to 3,100 trips

**Estimated Property Tax Generation:** \$210,000 annually

**Fiscal Impacts:** Positive

**Impervious Cover:** About the same

**Zoning:** Requires a zone change



# West Side Development Area





# Town Park (West Side)



## Estimated Construction Cost\*

\* Preliminary cost estimate for discussion only

**\$3 to \$4 million \***

*excludes property acquisition, building renovation/demolition, design, remediation, and maintenance costs*

## Parking Spaces:

130-200 spaces

## Estimated Traffic Generation:

100 trips (weekday)  
600 trips (weekend)

## Estimated Property Tax Generation:

None

## Fiscal Impacts:

Negative

## Impervious Cover:

Decreased

## Zoning:

Permitted under current zoning

# Single-Family Residential (West Side)



**Number of Homes:** 39 single-family homes

**Building Height:** 2 stories

**Parking Spaces:** 78 spaces  
(2 per home)

**Estimated Traffic Generation:** 440 trips (weekday)  
400 trips (Saturday)

**Estimated Property Tax Generation:** \$600,000 annually

**Fiscal Impacts:** Negative

**Impervious Cover:** Decreased

**Zoning:** Permitted under current zoning



# Condominiums/Townhomes (West Side)



<b>Number of Units:</b>	72 attached single-family condominiums
<b>Building Height:</b>	2 stories
<b>Parking Spaces:</b>	144 spaces (2 per unit)
<b>Estimated Traffic Generation:</b>	500 trips (weekday) 640 trips (weekend)
<b>Estimated Property Tax Generation:</b>	\$740,000 annually
<b>Fiscal Impacts:</b>	Negative
<b>Impervious Cover:</b>	About the same
<b>Zoning:</b>	Permitted under current zoning*

\* Requires an open space development special use permit approval

# Multi-Family Apartments (West Side)



<b>Number of Units:</b>	260 rental apartments Mix of 1BR and 2BR
<b>Building Height:</b>	2 stories
<b>Parking Spaces:</b>	400 spaces
<b>Estimated Traffic Generation:</b>	1,400 trips (weekday) 1,200 trips (weekend)
<b>Estimated Property Tax Generation:</b>	\$1,300,000 annually
<b>Fiscal Impacts:</b>	Neutral
<b>Impervious Cover:</b>	About the same
<b>Zoning:</b>	Requires a zone change



# Office (West Side)



**Building Size:** 205,000 square feet

**Building Height:** 2-3 stories

**Parking Spaces:** 800-1,000 spaces

**Estimated Traffic Generation:** 2,100+ trips (weekday)  
450+ trips (weekend)  
*Medical offices produce more traffic than general offices*

**Estimated Property Tax Generation:** \$1,300,000 annually

**Fiscal Impacts:** Positive

**Impervious Cover:** Increased

**Zoning:** Requires a zone change

# Retail and Assisted Living (West Side)



<b>Description:</b>	45,000 square feet of retail 120 bed assisted living facility
<b>Parking Spaces:</b>	315 spaces
<b>Estimated Traffic Generation:</b>	3,200 trips (weekday) 4,900 trips (weekend)
<b>Estimated Property Tax Generation:</b>	\$600,000 annually
<b>Fiscal Impacts:</b>	Positive
<b>Impervious Cover:</b>	Increased
<b>Zoning:</b>	Requires a zone change

# Retail and Assisted Living (West Side)



<b>Description:</b>	45,000 square feet of retail 120 bed assisted living facility
<b>Parking Spaces:</b>	315 spaces
<b>Estimated Traffic Generation:</b>	3,200 trips (weekday) 4,900 trips (weekend)
<b>Estimated Property Tax Generation:</b>	\$600,000 annually
<b>Fiscal Impacts:</b>	Positive
<b>Impervious Cover:</b>	Increased
<b>Zoning:</b>	Requires a zone change

# Summary

Any future development must get all applicable federal, state, and local approvals, including zoning and wetlands

The concepts do not represent the breadth of development possibilities. The existing buildings on the campus could be reused

Future uses on the east side can differ from future uses on the west side – concepts can be mixed and matched

**We want to hear your thoughts on the potential development concepts during the breakout sessions**



## Let's hear from you!

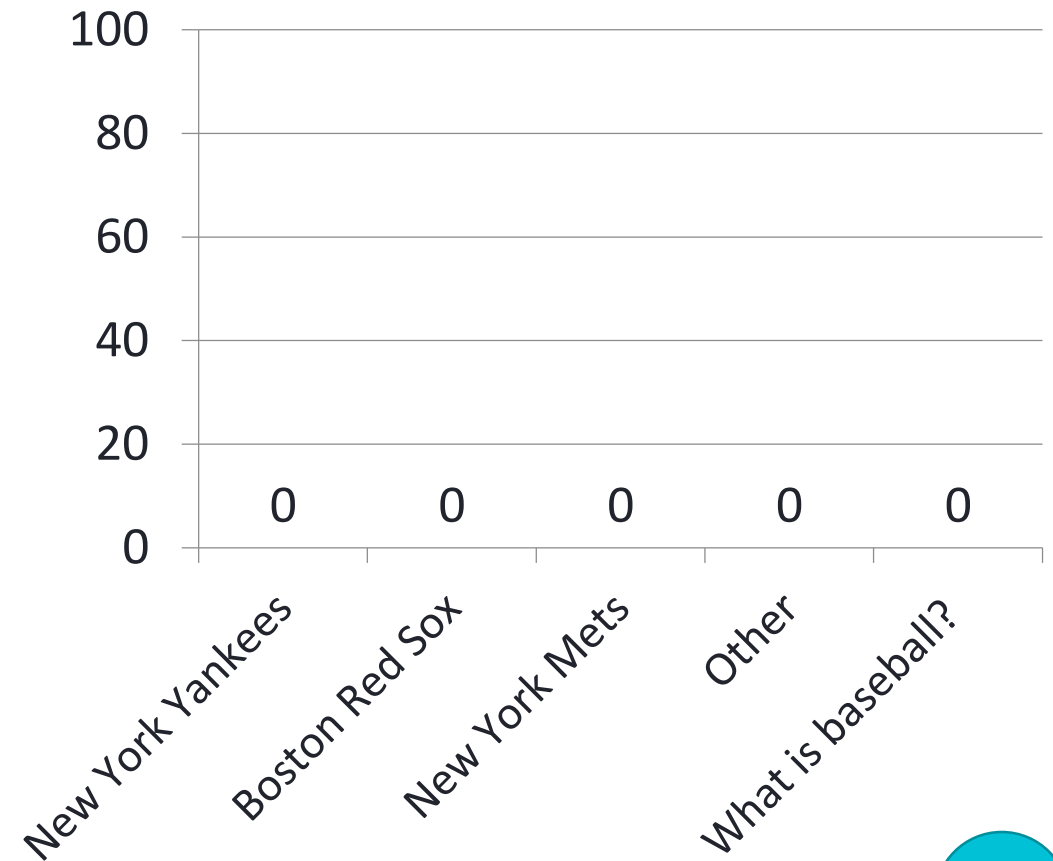
Please take a keypad, if we don't have enough, we will run a second session in a few minutes during the breakout sessions

We will read a series of multiple choice questions. Press the numbered button that corresponds with your best answer. You may change your mind, whichever button you press last before the clock counts down to 0 will be your recorded response.

# Let's Start with a Practice Question...

Which baseball team is better?

1. New York Yankees
2. Boston Red Sox
3. New York Mets
4. Other
5. What is baseball?

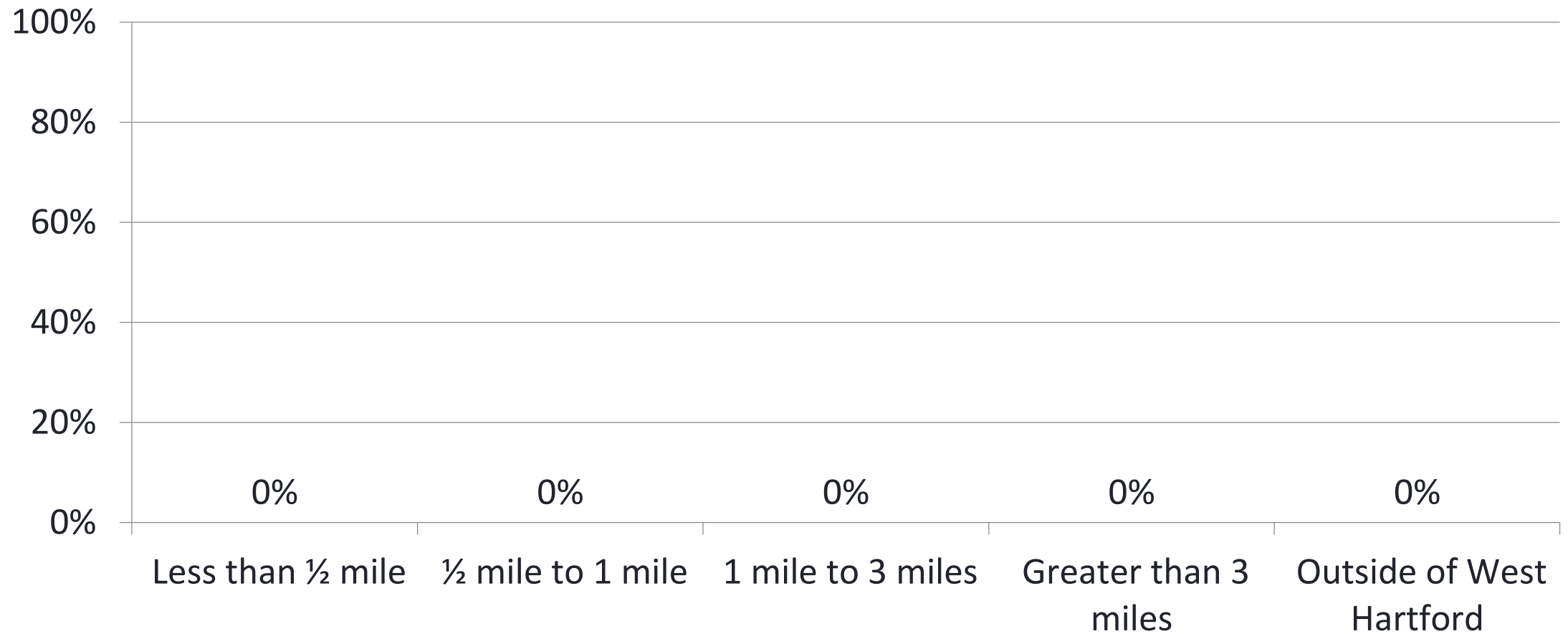




# How far do you live from the UConn Campus?

1. Less than ½ mile
2. ½ mile to 1 mile
3. 1 mile to 3 miles
4. Greater than 3 miles
5. Outside of West Hartford

# How far do you live from the UConn Campus?

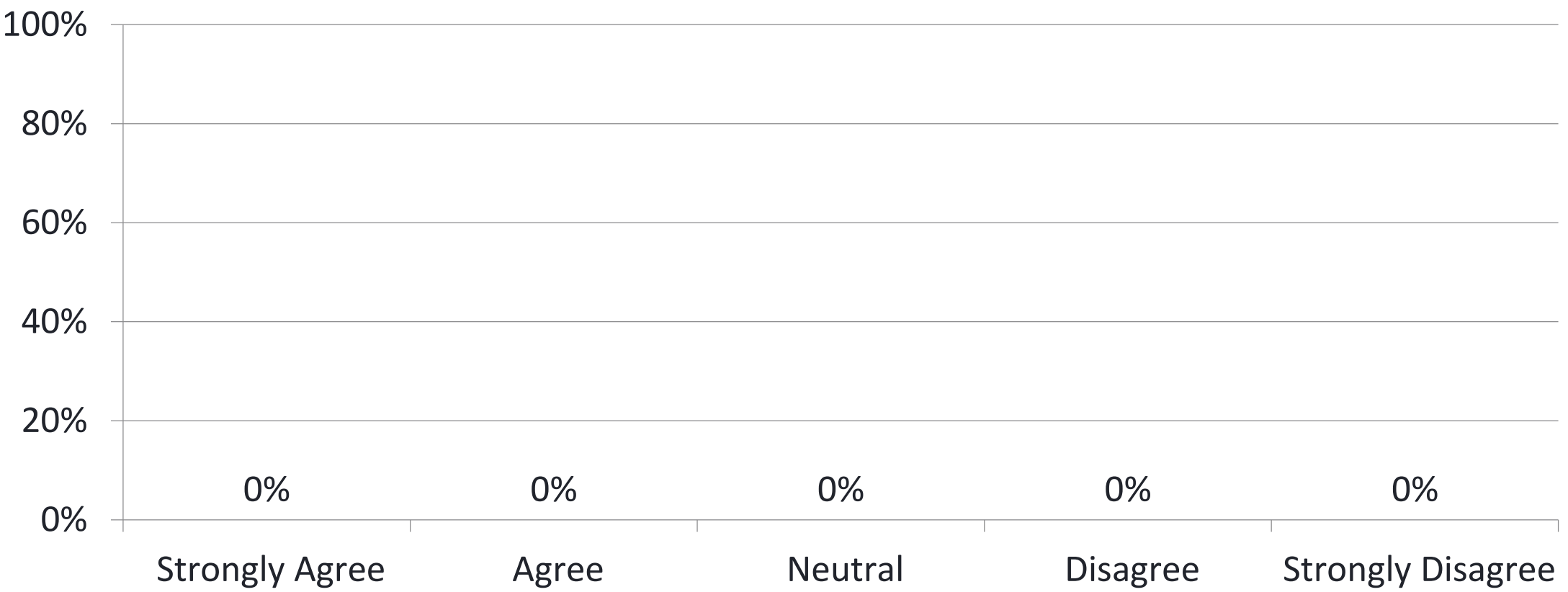




# The UConn Campus presents an opportunity for the Town of West Hartford to grow its tax base

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree

# The UConn Campus presents an opportunity for the Town of West Hartford to grow its tax base



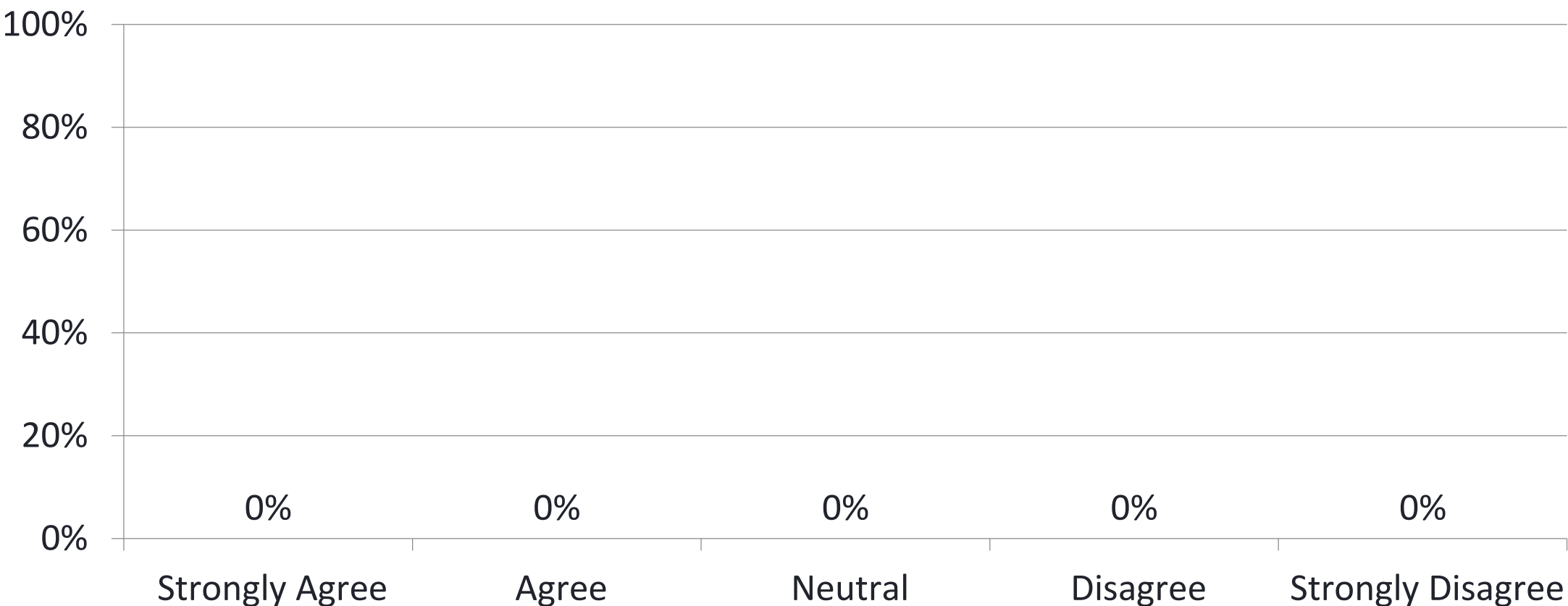


The properties on the east side and west side of Trout Brook Drive should be treated as separate development areas

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



# The properties on the east side and west side of Trout Brook Drive should be treated as separate development areas



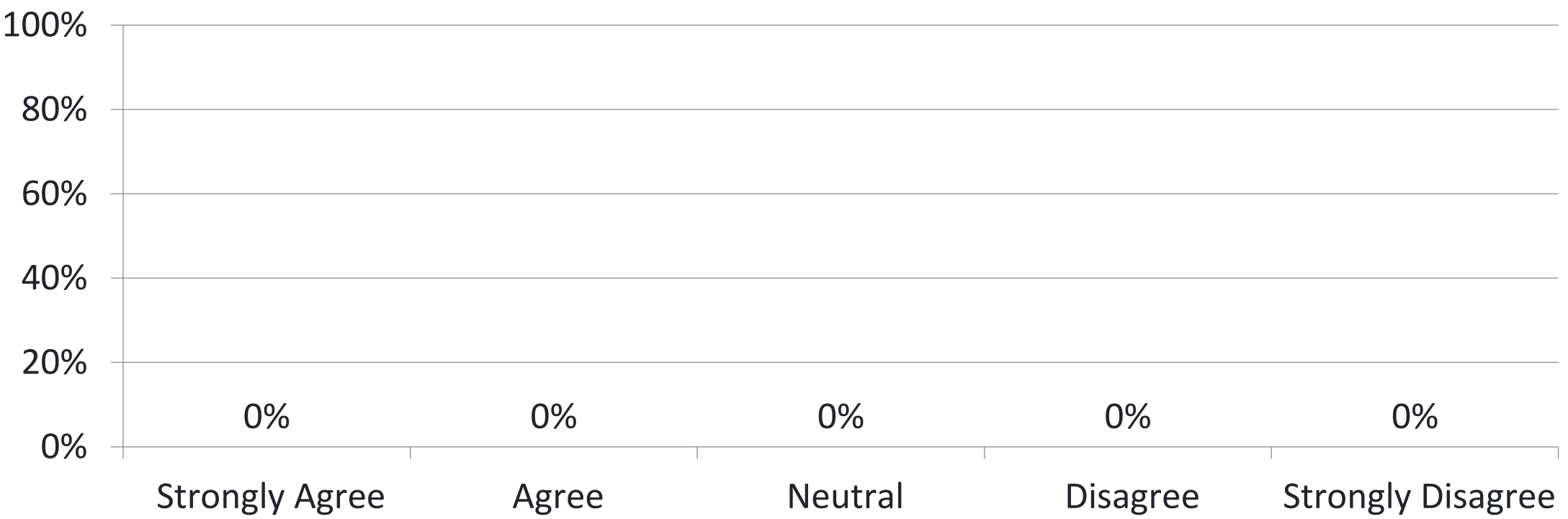


The ballfields, basketball court, and playground on the corner of Trout Brook Drive and Asylum Avenue should be retained for community use

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



# The ballfields, basketball court, and playground on the corner of Trout Brook Drive and Asylum Avenue should be retained for community use



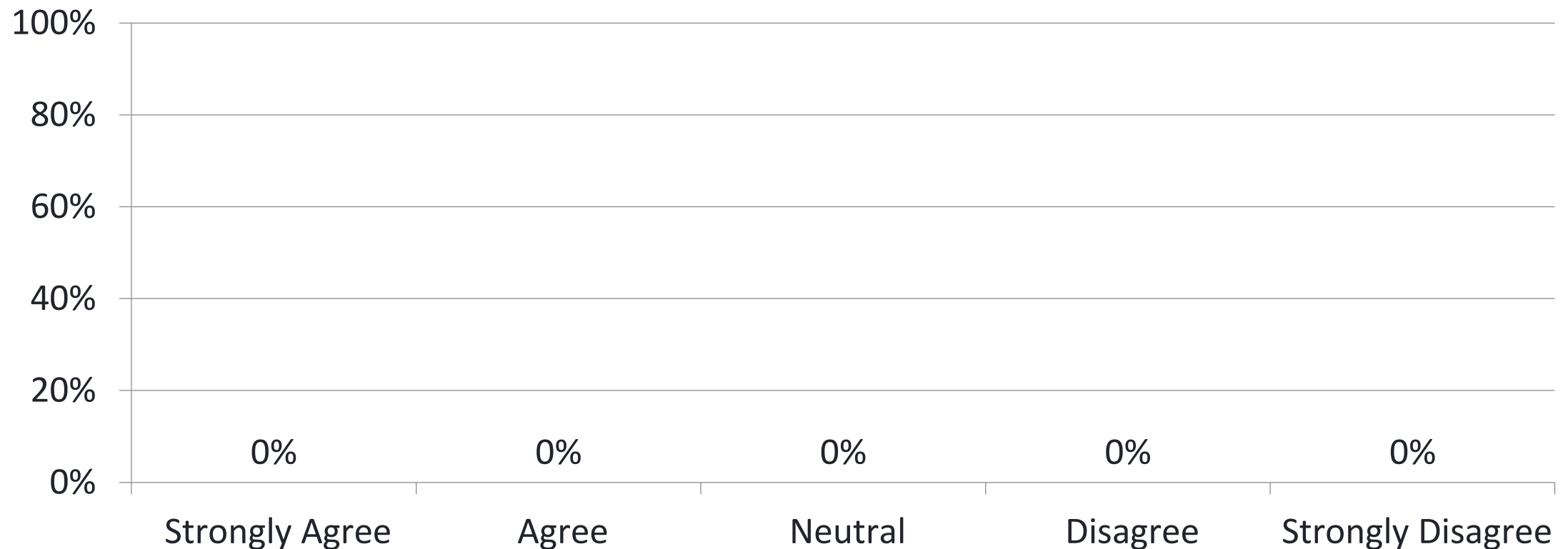


Any future development or redevelopment of the campus should maintain green spaces to the greatest extent possible, especially in areas that border single-family residences

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Any future development or redevelopment of the campus should maintain green spaces to the greatest extent possible, especially in areas that border single-family residences



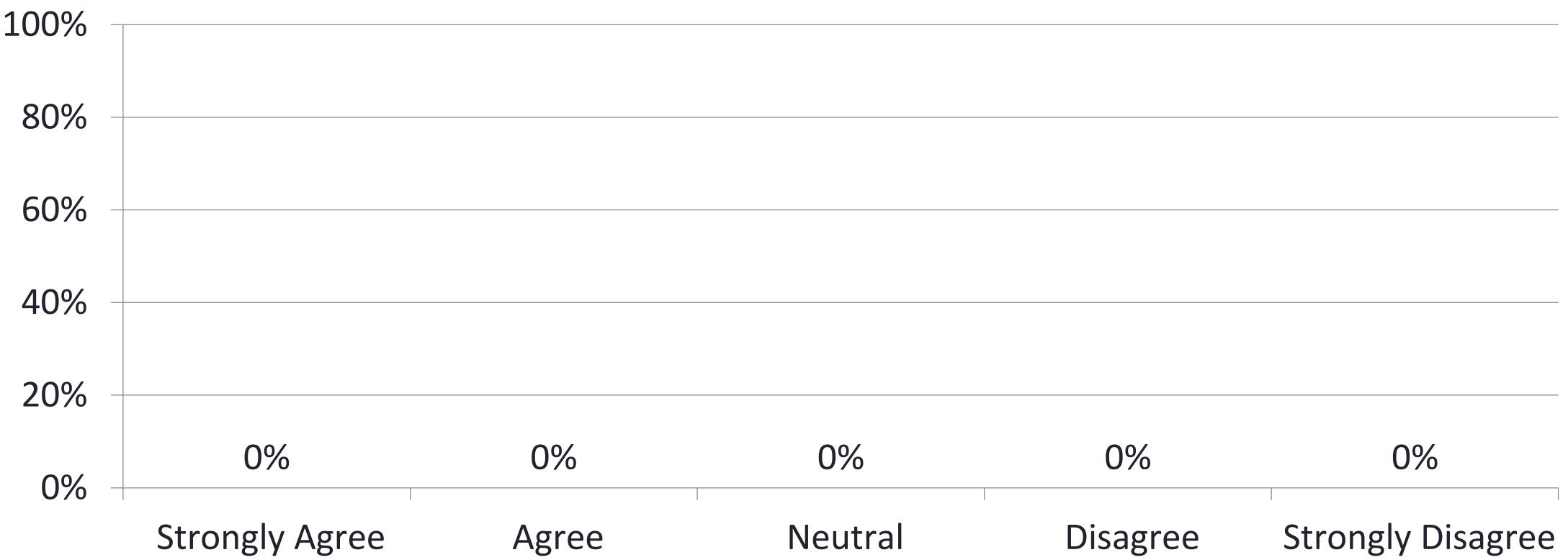


Any future development or redevelopment of the campus should include publicly accessible green spaces for community use to the greatest extent possible

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Any future development or redevelopment of the campus should include publicly accessible green spaces for community use to the greatest extent possible



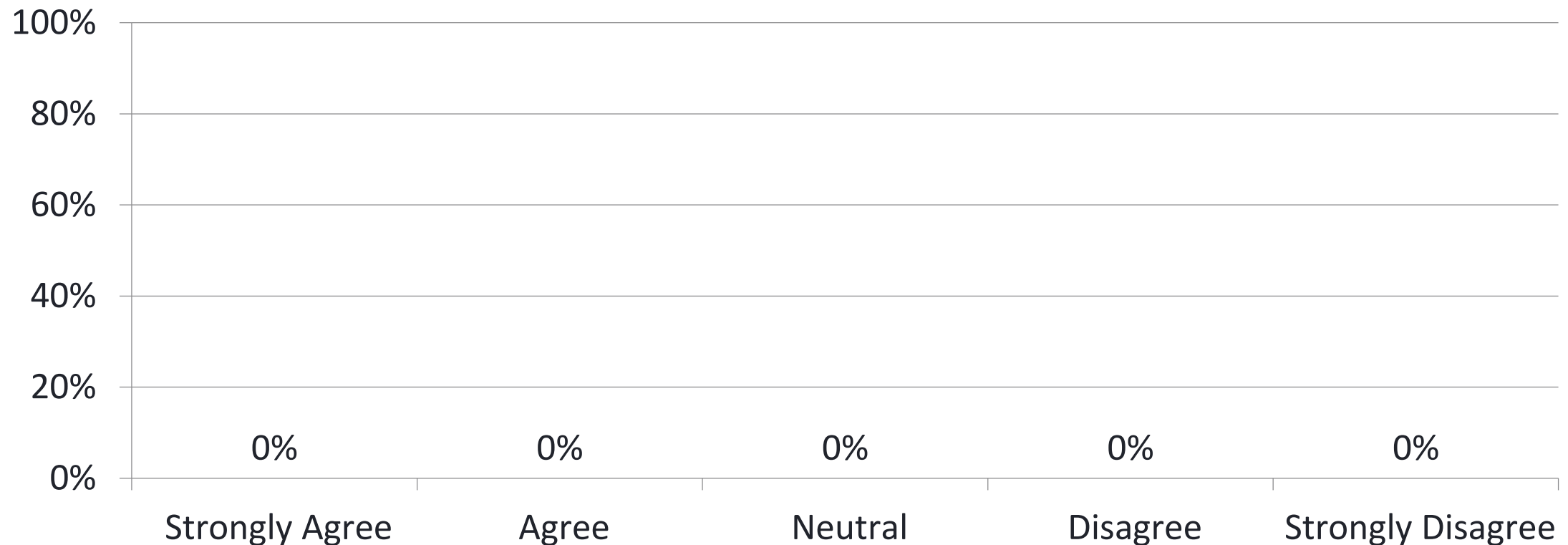


Future development should have similar building and parking setbacks to those that exist on the UConn campus today

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



# Future development should have similar building and parking setbacks to those that exist on the UConn campus today

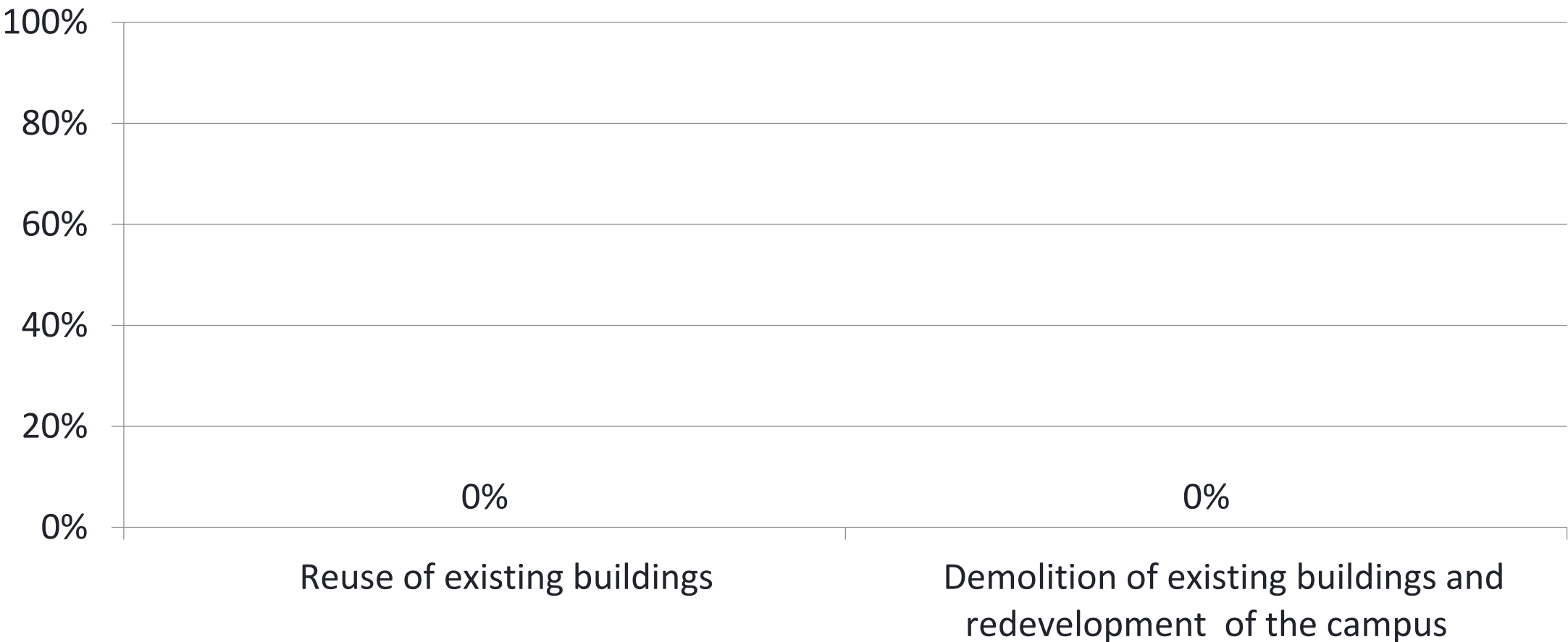




# Which would you prefer?

1. Reuse of existing buildings
2. Demolition of existing buildings and redevelopment of the campus

# Which would you prefer?





# Break Out Sessions

Please join us for breakout sessions. The auditorium is divided into three groups:

- 1.) East Side Concepts** - Opportunities, Issues, and Ideas
- 2.) West Side Concepts** - Opportunities, Issues, and Ideas
- 3.) Online Community Survey results**

# Next Steps

- Develop a draft vision statement for the UConn campus based on input received through the community engagement process
- Present the draft vision statement to the Town Council and refine based on feedback
- Town Council will adopt a community vision statement for the property which will assist UConn with its marketing of the property and recruitment of future development partners
- Additional questions or comments can be submitted to Todd Dumais, Town Planner by email at [Todd.Dumais@WestHartfordCT.gov](mailto:Todd.Dumais@WestHartfordCT.gov) or by mail at 50 South Main Street, West Hartford, CT 06107